

JACKSON TOWNSHIP PLANNING BOARD MEETING

Monday, October 2, 2023

The October 2, 2023, special meeting of the Jackson Township Planning Board was called to order at 7:00 p.m. by Board Chairman Mr. Herman with a salute to the flag by all present. The Planning Board attorney Me. Shea read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

Roll Call:

Mr. Bressi	Mr. Wall
Mr. Riker	Ms. DeMarzo
Mr. Sullivan	Mr. Heller
Mr. Flemming	Dr. Campbell
	Mr. Herman

Absent: Mr. Burnstein, Mr. Haring

Also Present is Robert Shea Planning Board Attorney, Ernie Peters, Board Planner, Doug Klee, Board Engineer, Anthony Jacob IT Department, Laura Morrison Planning Board Secretary, and Irina Darrar Planning Board Recording Secretary.

Motion to approve a voucher for September 18th, 2023 Planning Board recording secretary Irina Darrar Mr.Bressi/ Riker All in favor among present.

Resolutions

RESOLUTION 2023-27

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF JACKSON, COUNTY OF OCEAN, STATE OF NEW JERSEY, GRANTING PRELIMINARY ANDFINALMAJORSITE PLANAPPROVALFOR 81 EAST COMMODORE, LLC, BLOCK 4301, LOTS 5 & 6

Motion Riker/ Campbell Yes: Bressi, Burnstein, Riker, Demarzo, Campbell, Herman

RESOLUTION NO. 2023-28

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF JACKSON, COUNTY OF OCEAN, STATE OF NEW JERSEY GRANTING PRELIMINARY & FINAL MAJOR SITE PLAN APPROVAL WITH REQUIRED VARIANCES AND DESIGN WAIVERS FOR A SECOND-FLOOR BUILDING ADDITION FOR 715 BENNETTS MILLS, LLC, BLOCK 8101, LOT 10

Motion Riker/Sullivan Yes: Bressi, Riker, Sullivan, Wall, Campbell, Herman

Minutes

Motion to approve minutes from August 21, 2023, Motion Sullivan/Campbell Yes: Bressi, Flemming, Sullivan, Riker, Wall, Heller, DeMarzo, Campbell, Herman

Changes to the agenda:

Mr. Herman stated that application 11801 Lot 80 Emanuel Lutheran Church will not be heard today. It will be carried out on December 18th, 2023.

Payment of the voucher for Planning Board Secretary Irina Darrar for the October 2nd, 2023 meeting. Motion Riker/Sullivan yes all among present.

Application Block 2301, Lot 3 and 4 Whitesville

Mr. Klee stated that the application is to amend a prior Planning Board approval involving 100,000 sq. feet of office space in six buildings on Whitesville Road. It was deemed resolution-compliant in March of 2020. Construction had started. There was one building up and it looks like it's not occupied. He compliments to the applicant on the Architectural features, very nice. The applicant is keeping 100,000 feet of office space, but instead of six two-story buildings, we get four two-story buildings and three two-story buildings, no new variance relief is required, height complies, and parking actually gets a little bit better from an engineering perspective, Mr. Klee has no issue with it.

Mr. Peters has stated that it appears that the revised sketch would report with the existing zone. Had an opportunity to speak with Mr. Borden this afternoon. Mr. Peters thinks at some point the Board needs to receive the revised Engineering plans that show where the drainage will be, where the curb will be, and the lighting and landscaping are going to be. Otherwise, someone working out of the field using the old set of plans, and the Board is approving a new set of plans, so as it leaves this Board, Mr. Peters thinks the full Engineering plan showing these plan revisions needs to be submitted back to Mr. Klee for another letter of compliance that can be signed off on and given to our Zoning officer, the Township Engineer and Township inspector, so they know what is getting built out in the field.

Attorney Adam Pfeffer on behalf of the applicant. He stated that in 2018-2019 six buildings of 100,000 sq feet were approved. Subsequently, the applicant came back one other time just for are phasing plans. As it was indicated one of the buildings is up and completed. 2 or 3 buildings are under construction. Mr. Pfeffer stated that he wants Mr. Borden to be sworn in and will give more details and confirm what was said.

Ian Borden was sworn in, as president of Professional Design Service in Lakewood, New Jersey. Licensed professional planner, president of PDS for 25 years. He stated that the applicant has eliminated parking variances. The project requires 500 spaces. The applicant was approved to provide for 477. The plan shows reduced footage of the building. Now the applicant has 509 spaces, so there is more than adequate parking. The lot coverage does not change, there was a variance granted for a lot coverage in the 2018 approval for 65.6%, where 50% is permitted in the PM 1 Zone. That is unchanged from this proposal because, if we look at the second map the

footprints got smaller and the applicant added some parking, so impervious coverage did not change, some parking was added. The applicant received approval for the fire bureau dated September 12th, 2023.

Mr. Borden stated that in regards to Mr. Peters's concern, he thinks it is a procedural matter, the town needs completely updated landscaping grading so it can be properly inspected in the field. The plans will be provided and those will be reviewed by Mr. Klee. Once he approves them, the applicant will print the sets, and Mr. Borden will have them resigned and distributed to the inspecting Engineer.

Public comments are open.

Since no one came forward. Motion to close Flemming/Sullivan all in favor among present.

Motion to approve the application Bressi/Sullivan Yes: Sullivan/Burnstein Yes: Bressi, Riker, Sullivan, Flemming, Wall, DeMarzo, Heller, Campbell, Herman

Motion to enter into the Executive session Riker/ Sullivan 7:19 PM.

The Board exited the executive session. Motion Riker/Burnstein at 7:39 PM.

Motion to adjourn the meeting.

Motion Sullivan/Riker are all in favor among present.

Respectfully submitted by

Irina Darrar

Planning Board Recording Secretary